



**HISTORIC LANDMARKS COMMISSION
HEARING SYNOPSIS**

WEDNESDAY, APRIL 6, 2005

Regular Session

6:00 P.M.

**City Hall, Room 300
801 North First Street
San Jose, CA**

COMMISSION MEMBERS

STEPHEN POLCYN, CHAIR

MICHAEL YOUNG, VICE CHAIR

**PATRICIA COLOMBE JUSTINE LEONG
EDWARD JANKE MARTIN ALKIRE**

**STEPHEN M. HAASE, AICP, DIRECTOR
DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT**

NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 277-4576 (VOICE) or (408) 998-5299 (TTY) at least two business days before the meeting.

NOTICE TO THE PUBLIC

Good evening, my name is **Stephen Polcyn**, and I am the Chair of the Historic Landmarks Commission. On behalf of the Commission, I would like to welcome you to tonight's meeting. I will now call to order the **April 6, 2005** meeting of the Historic Landmarks Commission. Please remember to turn off your cell phones and pagers.

If you want to address the Commission, **fill out a speaker card (located at the technician's station), and give the completed card to the technician. Please include the agenda item number for reference.**

The procedure for public hearings is as follows:

- After the staff report, applicants may make a five-minute presentation.
- Anyone wishing to speak in favor of the proposal should prepare to come forward. Each speaker will have two minutes.
- After the proponents speak, anyone wishing to speak in opposition should prepare to come forward. Each speaker will have two minutes.
- Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
- The Commission will then close the public hearing. The Historic Landmarks Commission will take action on the item.

The procedure for referrals is as follows:

- Anyone wishing to speak on a referral will be limited to one minute.
- Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
- The Historic Landmarks Commission will comment on the referral item.

If a Commissioner would like a topic to be addressed under one of the Good and Welfare items, please contact Planning staff in advance of the Commission meeting.

An agenda and a copy of all staff reports have been placed on the table for your convenience.

AGENDA

ORDER OF BUSINESS

6:00 PM SESSION

1. ROLL CALL

ALL WERE PRESENT, EXCEPT LEONG WAS ABSENT.

2. DEFERRALS

Any item scheduled for hearing this evening for which deferral is being requested will be taken out of order to be heard first on the matter of deferral. **A list of staff-recommended deferrals is available on the table.** If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time.

The matter of deferrals is now closed.

3. CONSENT CALENDAR

NOTICE TO THE PUBLIC

The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by a member of the Historic Landmarks Commission, staff or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please make your request at this time.

- a. **APPROVAL OF THE MARCH 2, 2005 HISTORIC LANDMARK COMMISSION SYNOPSIS.**

The Consent Calendar is now closed.

4. PUBLIC HEARINGS

NONE

5. REFERRALS FROM CITY COUNCIL, BOARDS, COMMISSIONS OR OTHER AGENCIES

- a. **DEIR**. Discussion and Comment regarding the NORTH SAN JOSE DEVELOPMENT POLICIES UPDATE OF DRAFT ENVIRONMENTAL IMPACT REPORT (File No. **GPT04-04-06a, GPT04-04-06b, GP04-04-06a and GP04-04-06b**). General Plan Text Amendment, General Plan Land Use / Transportation Diagram Amendment, revision of the North San Jose Area Development Policy and revision to the North San Jose Deficiency Plan, Council District 3 and 4. The project includes approximately 26.7 million square feet of new industrial/office/R&D building space in the Rincon de Los Esteros Redevelopment Area beyond existing entitlements. In addition, up to 32,000 new dwelling units would be allowed in the Rincon area at minimum densities of 20, 55 or 90 dwelling units per acre (DU/AC) depending on their location.

A MOTION WAS MADE TO FORWARD A COMMENT LETTER ON BEHALF OF THE COMMISSION TO THE DIRECTOR OF PLANNING.

APPROVED (6-1-0, LEONG ABSENT)

PUBLIC COMMENT: ALEX MARTHEWS (PAC SJ) EMPHASIZED THE NEED TO IDENTIFY AGNEWS EAST, A SIGNIFICANT HISTORIC RESOURCE, AS WELL AS TO BE PROACTIVE IN THE PROCESS UNLIKE WITH PAST HISTORIC RESOURCES. MARTHEWS COMMENTED ABOUT THE SJRA'S EFFORTS TO EXTEND THE LENGTH OF REDEVELOPMENT IN THE AREA, ACCORDING TO THE REPORTING BY THE SJ MERCURY NEWS. JUDY HENDERSON CITED THE HORNE HOUSE, WHICH SHE SUGGESTED SHOULD BECOME A CITY LANDMARK.

COMMISSIONERS RECOMMENDED THAT THE CITY PROACTIVELY INVEST IN SURVEY WORK TO IDENTIFY AND EVALUATE THE HISTORIC SIGNIFICANCE OF EXISTING BUILDINGS IN THE RINCON AREA, INCLUDING THE HORNE HOUSE AND THE AGNEWS EAST COMPLEX, PRIOR TO SPECIFIC DEVELOPMENT PROPOSALS.

COMMISSIONERS RECOMMENDED THAT THE DEIR BE ROUTED TO NATIVE AMERICAN ORGANIZATIONS THAT MIGHT BE INTERESTED IN THE POTENTIAL ARCHAEOLOGICAL RESOURCES ADDRESSED IN THE DEIR.

COMMISSIONER COLOMBE SUGGESTED THAT THE PROCESSES FOR PRESERVATION CITED IN THE EIR MAY NOT BE ADEQUATE FOR THE FUTURE PRESERVATION OF HISTORIC RESOURCES. SHE WOULD LIKE THE HLC TO HAVE FURTHER DISCUSSIONS ABOUT ADDRESSING THE HLC'S VIEWS ON THE CITY'S POLICY ON PRESERVATION. FOR EXAMPLE, THE CITY COULD STATE THAT ITS POLICY IS TO PRESERVE HISTORIC RESOURCES WHILE ACHIEVING PROJECT OBJECTIVES.

COMMISSIONER JANKE AFFIRMED COMMISSIONER COLOMBE'S ABOVE MENTIONED SUGGESTION.

- b. **DEIR.** Discussion and Comment regarding the SAN JOSE DOWNTOWN STRATEGY 2000 DRAFT ENVIRONMENTAL IMPACT REPORT (File No. **GP05-03-01 (a)-(f)**), which provides for the development and redevelopment of Greater Downtown San Jose. *Strategy 2000* provides a long-range conceptual program for revitalizing the traditional Downtown by allowing higher density infill development and replacement of underutilized uses, and expanding the Greater Downtown Core Area and land use intensities to the west and north into areas that are presently undeveloped and underutilized. *Strategy 2000* is an update of the San Jose *Downtown Strategy Plan 2010*, adopted by the San Jose City Council and the Redevelopment Agency Board on December 15, 1992. The amount of future development anticipated to occur in the expanded Greater Downtown Core Area during the planning horizon of *Strategy 2000* includes 8,000,000 to 10,000,000 square feet of office space; 8,000 to 10,000 residential dwelling units; 900,000 to 1,200,000 square feet of retail space; and 2,000 to 2,500 guest rooms of hotel space, in four to five hotel projects.

A MOTION WAS MADE TO FORWARD A COMMENT LETTER ON BEHALF OF THE COMMISSION TO THE DIRECTOR OF PLANNING.

APPROVED (6-1-0, LEONG ABSENT)

CHAIR POLCYN EXPRESSED CONCERN THAT SUPPLEMENTAL EIRS TEND TO FALL BY THE WAYSIDE TYPICALLY WITH REGARD TO DOWNTOWN SJ HISTORIC RESOURCES. ENVIRONMENTAL PLANNING STAFF EXPLAINED THAT SIGNIFICANT IMPACTS TO HISTORIC RESOURCES NOT ANALYZED IN A PREVIOUS EIR WARRANT SUPPLEMENTAL ANALYSIS.

VICE CHAIR YOUMANS COMMENTED THAT PROPOSED MITIGATION MEASURES CUL-1 APPEARED TO BE ADEQUATE AND AGREEABLE. VICE CHAIR YOUMANS DISAGREED WITH THE STRATEGY 2000 PROPOSAL TO FRONT TALL BUILDINGS DIRECTLY ON THE PARK AND STEP THE HEIGHT BACK AWAY FROM THE PARK – DIRECTLY OPPOSITE TO THE URBAN DESIGN GOALS OF THE ST. JAMES HISTORIC DISTRICT DESIGN GUIDELINES.

ENVIRONMENTAL STAFF POINTED OUT THAT THE EIR STATES THAT ALL NEW DEVELOPMENT MUST CONFORM TO THE DISTRICT'S GUIDELINES.

COMMISSIONERS NOTED THAT REFERENCES IN THE EIR TO THE WOOLWORTH BUILDING COMMENTS APPEAR TO BE MOOT, GIVEN THAT THE BUILDING HAS BEEN RECENTLY REMODELED.

PUBLIC COMMENT:

ALEX MARTHEWS (PAC SJ) STATED THAT THERE IS A CONFLICT BETWEEN THE TALL, HIGH DENSITY ORIENTATION REFERRED TO IN THE DEIR AND THE STRATEGY OF THE HISTORIC GUIDELINES. THE DRAFT LANGUAGE SHOULD BE

REVISED TO MAKE ADHERENCE TO THE GUIDELINES THE PREFERRED MITIGATION. IN ADDITION, MR. MARTHEWS DID NOT BELIEVE THAT ADEQUATE CONSIDERATION HAD BEEN GIVEN TO THE PROPOSAL TO REMOVE THE 120' HEIGHT LIMIT FOR DEVELOPMENT WEST OF HWY 87 AND REPLACING IT WITH THE FAA HEIGHT LIMIT.

JUDI HENDERSON NOTED THAT THE DOWNTOWN DESIGN GUIDELINES FOR THE DOWNTOWN COMMERCIAL NATIONAL REGISTER SHOULD BE MORE CLEARLY REFERENCED IN THE DOCUMENT.

DENNIS KORABIAK (SJRA) STATED THAT COMMENTS CAN STILL BE MADE ON THE DETAILED PLANS AND PROGRAMS PREPARED TO IMPLEMENT STRATEGY 2000, INCLUDING BUT NOT LIMITED TO, THE SoFA STRATEGIC DEVELOPMENT PLAN, THE DIRIDON/ARENA AREA STRATEGIC DEVELOPMENT PLAN, THE GUADALUPE RIVER PARK MASTER PLAN 2002, THE SAN JOSE DOWNTOWN STREETScape MASTER PLAN, AND THE SAN JOSE DOWNTOWN PARKING MANAGEMENT PLAN PRIOR TO THEIR ADOPTION.

- c. [C04-067 and H04-037](#). Comment on Conventional rezoning from CG Commercial General Zoning District to DC Downtown Primary Commercial Zoning District and Site Development Permit to allow four residential units located on the northwest corner of North 2nd Street and Devine Street, adjacent to Germania Hall City Landmark Structure, on a 0.09 gross acre site. General Plan Designation: Residential Support for the Core (25+ du/ac). Council District 3. SNI: NA. CEQA: Reuse San Jose 2020 General Plan EIR; Exempt.

COMMISSIONER COLOMBE NOTED THAT THE PROPOSED FRONT SETBACK ON 2ND STREET ALIGNED WITH THE SETBACK TO THE FRONT PORCH, RATHER THAN TO THE MAIN STRUCTURE, OF GERMANIA HALL.

THE APPLICANT MADE A BRIEF PRESENTATION NOTING THAT SIGNIFICANT CHANGES WERE MADE: TWO UNITS INSTEAD OF FOUR, HIGHER QUALITY FINISHES, AND TWO STORIES INSTEAD OF THREE. AS TO IMPACTING GERMANIA HALL'S USE AS A LIVE MUSIC VENUE, THE APPLICANT'S ARCHITECT HAS REDUCED EXPOSURE ON THE NORTH-FACING WALL, WITH WINDOWS ONLY WHERE THERE ARE STAIRS.

COMMISSIONER COLOMBE ASKED FOR CLARIFICATION ON THE GERMANIA'S HOURS OF OPERATION.

PUBLIC COMMENT: HUGO WERLE, A REPRESENTATIVE OF THE GERMANIA HALL, SPOKE AGAINST THE PROJECT PROPOSED SOUTH OF THE GERMANIA, WHICH POSSIBLY JEOPARDIZES NEGOTIATIONS CURRENTLY HAPPENING TO RE-ACTIVATE THE GERMANIA HALL. HOLLIS LOGUE, THE ARCHITECT FOR THE REBUILDING OF GERMANIA (AFTER THE FIRE), SAID THAT A SIGNIFICANT AMOUNT OF MONEY WAS SPENT TO IMPROVE THE SOUTH FAÇADE OF THE GERMANIA. CHRIS ESPARZA, THE FUTURE TENANT OF THE GERMANIA, PLANS

TO RE-ACTIVATE THE GERMANIA WITH A RESTAURANT AND BANQUET FACILITY. BY DEALING WITH THE TENANTS OF THE PLAZA TO THE NORTH, THEY WOULD HOPE TO PUT LOUDER TYPES OF ACTIVITIES ON THE GERMANIA'S SOUTH SIDE, BUT THE PROPOSED PROJECT MAKES THIS PROPOSITION DIFFICULT, WITHOUT ANY ROOM FOR A SOUND BUFFER.

CHAIRMAN POLCYN ASKED WHEN OPERATION OF THE GERMANIA WOULD COMMENCE. MR. ESPARZA ANSWERED, THAT IT WOULD COMMENCE IN SEPTEMBER.

THE APPLICANT MENTIONED THAT IF THE GERMANIA CAN WORK WITH THE RESIDENTS OF THE PLAZA TO NORTH, THEN SURELY THEY COULD WORK WITH THE RESIDENTS OF THE PROPOSED UNITS TO THE SOUTH.

COMMISSIONER COLOMBE TOLD THE APPLICANT THAT THE ARCHITECTURE HAS COME A LONG WAY, AND THAT IT SHOULD BE A HIGH-QUALITY PROJECT, MAKING SURE FINISHES AND DIMENSIONS ARE CALLED OUT TO MAKE THE PROJECT A GOOD NEIGHBOR TO THE CITY LANDMARK. CHAIRMAN POLCYN SUGGESTED A NATURAL FINISH SPLIT FACE STONE SHOULD BE USED AT THE BASE INSTEAD OF POLISHED TILE. CHAIRMAN POLCYN ALSO SAID THAT ARCHITECTURALLY SPEAKING THE DESIGN HAS COME A LONG WAY.

COMMISSIONER JANKE SAID THERE ARE STILL FLAWS IN THE DESIGN: CONFLICTS OF USE BEING THE MOST IMPORTANT. IT IS A QUESTION OF URBAN DESIGN, HE STATED, WHICH SHOULD RESPECT THE EXISTING STRUCTURE AND ITS USE AS AN ENTERTAINMENT/DINING VENUE AND DIFFERENTIATE THE RESIDENTIAL DESIGN. HE ALSO TOOK ISSUE WITH THE POLISHED STONE BASE OF THE BUILDING AND THE SHADOW THAT THE BUILDING WILL CAST ON THE GERMANIA HALL.

CHAIRMAN POLCYN BROUGHT UP THAT THE ALLEY BETWEEN THE TWO HOUSING UNITS MIGHT BE USED BY NEARBY HOMELESS CITIZENS SEEKING SHELTER. A 26' SEPARATION BETWEEN THE PROPOSED UNITS, THE APPLICANT STATED, WOULD STILL ALLOW LIGHT TO BE CAST ON THE GERMANIA.

COMMISSIONER COLOMBE DID NOT TAKE ISSUE WITH HIDING THE GERMANIA SOUTH WALL SINCE IT WAS BASICALLY FLAT, AND SHE SUGGESTED THAT THE SIDE YARD COULD BE GATED TO PROVIDE SECURITY. ALTHOUGH SHE AGREED THE DESIGN HAD COME A LONG WAY, SHE CONCURRED WITH COMMISSIONER JANKE THAT THE CONFLICT OF USE IS ESPECIALLY POIGNANT AND NOT EASILY IGNORED.

REGARDLESS OF THE ARCHITECTURE, CHAIRMAN POLCYN ALSO HAD A PROBLEM WITH THE CONFLICT OF USES BETWEEN THE PROPOSED DEVELOPMENT AND THE GERMANIA, AND WAS CONCERNED THAT THE INTRODUCTION OF TWO UNITS WOULD HINDER THE LONG-TERM USE OF THE

GERMANIA HALL. COMMISSIONER ALKIRE CONCURRED THAT IT WAS CRUCIAL TO CONSIDER THE IMPACT TO THE USE OF THE GERMANIA.

COMMISSIONER YOUMANS REPEATED HIS REMARKS FROM THE SUMMARY OF THE LAST HLC MEETING, WHICH STATED THAT IT IS INAPPROPRIATE TO SQUEEZE THE GERMANIA IN BETWEEN TWO RESIDENTIAL PROJECTS.

THE APPLICANT ASKED WHETHER A DIFFERENT USE MIGHT BE MORE COMPATIBLE WITH THE GERMANIA. CHAIRMAN POLCYN SUGGESTED OFFICE SPACE OR RETAIL/COMMERCIAL MIGHT BE BETTER SUITED TO THIS SPACE. COMMISSIONER YOUMANS SAID IT IS INAPPROPRIATE TO SQUEEZE A LANDMARK, REGARDLESS OF WHAT IS PUT ON THE SITE.

- d. [PRE04-530](#). Comment on [PRELIMINARY REVIEW APPLICATION](#) for new construction of a 180 unit, 15-22 story residential tower with street level commercial uses located at the Southeast corner of South Second Street and Fountain Alley in the Downtown Commercial National Register District on a 1.24 gross acre site in the DC Downtown Primary Commercial Zoning District. General Plan Designation: Core Area (25+ du/ac/mixed-use). Council District 3.

CARRIER JOHNSON MADE A BRIEF PRESENTATION OF THE PROJECT'S CONCEPTUAL DEVELOPMENT SO FAR. FIVE PRINCIPLES OF URBAN DEVELOPMENT: TO MAINTAIN VIBRANCY OF FOUNTAIN ALLEY; ACTIVATE STREET LEVEL OF 2ND STREET WITH RETAIL AND LIVE/WORK UNITS, INCLUDING A STEP-BACK OF THE TOWER ON 2ND STREET; ADDRESS THE PASEO THROUGH THE EL PASEO BUILDING TO CONTINUE THROUGH THE LOT; ACTIVATE THE BACKSIDE OF THE LOT IN ORDER TO ADDRESS THE "SHOPKEEPERS ALLEY" THAT HAS DEVELOPED THUS FAR; AND RESPECT THE HEIGHT OF THE BANK OF AMERICA TOWER.

CHAIRMAN POLCYN THANKED THE PRESENTER FOR BEING PRO-ACTIVE IN ADDRESSING SEVERAL KEY ISSUES OF DESIGN.

ALEX MARTHEWS (PACSJ) EXPRESSED APPRECIATION FOR A BETTER DESIGN, BUT REITERATED THAT THE DOWNTOWN HISTORIC DISTRICT DESIGN GUIDELINES SPECIFY A MAXIMUM HEIGHT OF 60 FT. THAT WAS THE RESULT OF MUCH DISCUSSION. FURTHERMORE, TRIPLING THE HEIGHT OF THE GUIDELINES DOES NOT CONFORM TO WHAT SHOULD BE DONE IN THIS HISTORIC DISTRICT.

EDITH PICCOLO, AN UNAFFILIATED MEMBER OF THE PUBLIC, ASKED HOW MANY UNITS ARE PROPOSED AND WHAT IMPACT IT WOULD HAVE ON TRAFFIC. CARRIER JOHNSON REPLIED THAT 180 UNITS ARE PLANNED, AND THAT AN EIR TO DETERMINE TRAFFIC IMPACTS, ETC., IS IN PROGRESS.

CHAIRMAN POLCYN STATED THAT WHILE THERE HAS BEEN PROGRESS MADE, THE HEIGHT OF THE PROPOSAL IS IN SERIOUS CONFLICT WITH THE

GUIDELINES. COMMISSIONER ALKIRE SUPPORTED CHAIRMAN POLCYN IN STATING THAT THE PROPOSAL AS PRESENTED WOULD RUIN THE AMBIANCE OF THE EXISTING DISTRICT. POLCYN ALSO EXPRESSED CONCERN THAT THE PASEO THROUGH THE TOWERS WOULD BE FOREBODING. COMMISSIONER YOUMANS CITED GUIDELINES FOR INFILL CONSTRUCTION IN THE HISTORIC DISTRICT, WHICH STATED THAT BUILDING HEIGHTS SHOULD RESPECT THE GENERAL HEIGHT OF THE DISTRICT AND THAT THE ROOFLINE OF BUILDINGS FRONTING FOUNTAIN ALLEY SHOULD NOT EXCEED THAT OF ADJACENT STRUCTURES. VICE CHAIR YOUMANS STATED THAT THE BOFA BUILDING SHOULD NOT BE CONSIDERED AS A REFERENCE POINT FOR THE FUTURE DEVELOPMENT OF THE SITE. THE COMMISSIONER SAID HE IS LOOKING FOR COMPATABILITY WITH THE HISTORIC DISTRICT, NOT JUST COMPATABILITY WITH THE BOFA BUILDING.

COMMISSIONER COLOMBE AGREED WITH MOST OF WHAT VICE CHAIR YOUMANS SAID, BUT SHE SAID SHE WOULD NOT LIKE TO DISMISS THE BOFA BUILDING. SHE SAID THE BOFA BUILDING IS A JEWEL IN THE DISTRICT AND NOTHING SHOULD COMPETE WITH IT.

COMMISSIONER JANKE NOTED THAT THE MODEL WAS TELLING AND SUPPORTED THE IDEA THAT THE HEIGHT LIMIT IS OF PARAMOUNT IMPORTANCE IN THE DISTRICT AND THAT SOMETHING THAT INTRUSIVE WOULD BE A PROBLEM, ECHOING THE CONCERNS OF HIS PEERS.

CHAIRMAN POLCYN REFERENCED THE SECRETARY OF THE INTERIOR'S STANDARDS, WHICH STATE THAT IT IS NOT RECOMMENDED TO INTRODUCE NEW BUILDING THAT IS OUT OF SCALE WITH A HISTORIC DISTRICT.

6. PETITIONS AND COMMUNICATIONS

Public comments to the Historic Landmarks Commission on nonagendized items. Each member of the public may address the Commission for up to two minutes. The Commission cannot take any formal action without the item being properly noticed and placed on an agenda. In response to public comment, the Historic Landmarks Commission is limited to the following options:

1. Responding to statements made or questions posed by members of the public; or
2. Requesting staff to report back on a matter at a subsequent meeting; or
3. Directing staff to place the item on a future agenda.

a. Public Comment

7. **GOOD AND WELFARE**

a. **Report from the Redevelopment Agency**

NO REPORT

b. **Report from the Secretary**

- Status of Circulation of Environmental Review Documents

Hitachi Global Storage Technologies Project DEIR
Circulation period March 25, 2005 – May 9, 2005

GE Motor Plant DEIR
Circulation period April 1, 2005 – May 6, 2005

Palomar Ballroom DEIR
Circulation period April 10, 2005 – May 25, 2005

- New Almaden Quicksilver County Park Association and Mountain Charlie Chapter historical interpretive monuments dedication Sunday, May 15, 2005, 12 noon
- Office of Historic Preservation 2005 Governor's Historic Preservation Awards Due April 22, 2005
- BART Warm Springs Extension Draft Environmental Impact Statement (DEIS) Public Hearing April 12, 2005

c. **Report from the Subcommittees**

- Design Review
- Report of the Design Review Committee
March 16, 2005, Commissioner Leong, DRC Chair

REPORT ACCEPTED (6-1-0, LEONG ABSENT)

CHAIRMAN POLCYCN REMARKED ABOUT THE HEIGHT OF THE TOWER FOR THE DIMENSIONS SITE, CITING THE DESIGN GUIDELINES WITH THE SOFA PLAN WRITTEN BY FIELD PAOLI FOR THE SJRA. HIGH RISE BUILDINGS ARE ACCEPTABLE ON THE SOUTH SIDE OF SOUTH FIRST STREET, BUT HE TOOK EXCEPTION TO THE HEIGHT OF THE RESIDENTIAL TOWER. HE WAS NOT OPPOSED TO HIGH BUILDINGS, BUT IT SO HAPPENS THAT ALL OR MOST OF THEM ARE PROPOSED NEXT TO HISTORIC BUILDINGS.

STAFF REPLIED THAT THE DOWNTOWN DESIGN GUIDELINES ADDRESS THIS ISSUE, AND THE SOFA PLAN IS REFERENCED WITHIN THE GUIDELINES.

- History San Jose Collections Committee Liaison

THE PASETTA FAMILY AND LEONARD MCKAY (WHOSE ART WAS DONATED TO BE SHOWN PERMANENTLY AT THE HOUSE), WERE PRESENT AT THE GRAND-OPENING CEREMONY OF A NEW PERMANENT ART EXHIBIT AT HISTORY SAN JOSE.

- Coyote Valley Specific Plan and Habitat Conservation Plan Technical Advisory Committee
Progress Report

STAFF REPORTED ON THE PROGRESS REPORT (NO. 3) THAT WAS APPROVED BY CITY COUNCIL ON APRIL 5. AN INFORMATION MEMO WILL LIKELY GO TO THE COUNCIL IN APPROXIMATELY 6 MONTHS. THE DEIR WILL LIKELY CIRCULATE IN THE FALL OF 2005.

- d. Review revised agenda for April 22, 2005 HLC Retreat

STAFF REPORTED ON THE UPCOMING RETREAT. COMMISSIONER COLOMBE WOULD LIKE TO DISCUSS WITH STAFF SOME WAY TO CHANGE THE CULTURE, THE WAY THE CITY OF SAN JOSE PRESENTS ITS GUIDELINES AND DEVELOPMENT PHILOSOPHY TO PROSPECTIVE DEVELOPERS.

- e. Report from Vice Chair Youmans on Planning Commission hearing March 9, 2005 on [PDC03-071](#). Planned Development Rezoning from HI Heavy Industrial to A (PD) Planned Development to allow the development of up to 390 single-family attached residences and a public park on a 14.67 gross-acre site, bounded by Old San Carlos Street to the north, Los Gatos Creek to the east, the Union Pacific Railroad right-of-way, the Vasona Corridor Light Rail line to the west, and Auzerais Avenue to the south. The southern area of the site is approximately 2.2 acres in size and is located south of Auzerais Avenue, immediately adjacent to and west of Los Gatos Creek. (801 Auzerais Avenue) (Del Monte Corporation, Owner). Council District 6. SNI: Burbank Del Monte. CEQA: EIR Pending.

COMMISSIONER YOUMANS REPORTED. COMMISSIONER YOUMANS STATED THAT HE HIGHLIGHTED THE HLC'S FEELINGS ABOUT THE PROPOSAL BY KB HOMES TO THE COUNCIL, WHICH INCLUDED DISAPPOINTMENT AT KB HOMES'S DISREGARD FOR THE HISTORIC RESOURCES ON THE SITE. A MOVE OF DEFERRAL WAS MADE BY THE PLANNING COMMISSION UNTIL APRIL 11 IN ORDER TO STUDY RECENT FINANCIAL INFORMATION PROVIDED BY KB HOMES ON DIFFERENT DEVELOPMENT SCENARIOS.

PUBLIC COMMENTS:

ALEX MARTHEWS, SPEAKING FOR THE PRESERVATION ACTION COUNCIL OF SAN JOSE, STATED THAT THE ORGANIZATION HAS HIRED A COST CONSULTANT TO REVIEW THE ECONOMIC ANALYSIS PRESENTED AT THE PLANNING COMMISSION HEARING FACTORING IN THE USE OF TAX INCENTIVES AND EXAMINING OTHER COST SAVING ALTERNATIVES. THE RESULTS OF THE REVIEW SHOULD BE READY BY APRIL 7, 2005.

NORMA RUIZ, FROM THE DEL MONTE NEIGHBORHOOD ASSOCIATION, NOTED THAT IT WOULD HAVE BEEN MORE PRODUCTIVE TO GIVE POTENTIAL DEVELOPERS SOME EXPECTATIONS ABOUT PRESERVATION CONCERNS PRIOR TO THE START OF THE PUBLIC PROCESS. NO MENTION ABOUT HISTORIC PRESERVATION WAS MADE IN ANY PREVIOUS DISCUSSIONS WITH THE NEIGHBORHOOD ASSOCIATION. AS A NEIGHBORHOOD, THEIR CONCERNS WERE LOW BUILDING HEIGHTS IN CRITICAL LOCATIONS, THE DEVELOPMENT OF VACANT PARCELS, AND THE LENGTH OF TIME TO COMPLETE CONSTRUCTION.

RANDY KINMAN, FROM THE BURBANK/DEL MONTE NEIGHBORHOOD ASSOCIATION, SAID HER ORGANIZATION IS CONCERNED THAT THE PRESENT HEIGHT OF THE HISTORIC BUILDINGS SHOULD BE RETAINED, KEEPING IN MIND THAT HIGH BUILDINGS IN THE WRONG LOCATION COULD POTENTIALLY RUIN THE CHARACTER OF THE SURROUNDING NEIGHBORHOOD.

HARVEY DARNELL, FROM THE NORTH WILLOW GLEN NEIGHBORHOOD ASSOCIATION, NOTED THAT STRUCTURES ON AUZERAIS AVENUE SHOULD MATCH THE CHARACTER OF THE NEIGHBORHOOD ACROSS THE STREET WHILE PROVIDING "EYES ON THE STREET." KB HOMES SHOULD RETAIN AS MANY OF THE HISTORIC BUILDINGS AS POSSIBLE AS THERE IS SO LITTLE LEFT OF SAN JOSE'S PAST.

COMMISSION COMMENTS:

CHAIR POLCYN STATED THAT HE HAD PROBLEMS ACCEPTING THE ECONOMIC FEASIBILITY STUDY WITHOUT A BETTER COMPARISON. THE ANALYSIS SEEMED TO BE FORMULATED WITH A MINDSET THAT THE PROJECT COULD NOT BE DONE, RATHER THAN WITH A MINDSET THAT IT COULD BE DONE. CONSTRUCTION ESTIMATES ARE NOT HARD AND FAST NUMBERS, BUT ARE A MOVING TARGET. HE NOTED THAT THE ANALYSIS INCLUDED A 3 MILLION-DOLLAR CONTINGENCY NUMBER, AND THAT THE ESTIMATED 2.6 MILLION-DOLLAR GAP BETWEEN PROJECT COSTS AND PROJECT REVENUES WOULD PROBABLY BE REDUCED ONCE THE PROJECT WAS COMPETITIVELY BID.

COMMISSIONER JANKE FELT THAT THE CONTINGENCY WAS A STANDARD METHOD OF ESTIMATING CONSTRUCTION COSTS, AND THAT PERHAPS

LOOKING AT THE DEVELOPMENT IN A DIFFERENT MATTER WOULD BE MORE EFFECTIVE THAN DEBATING THE NUMBERS.

COMMISSIONER COLOMBE SUGGESTED THAT WHILE IT WAS NOT IDEAL, PERHAPS THE PROJECT COULD RETAIN WAREHOUSE NOS. 2 AND 3, AND THE MOST IDENTIFIABLE CHARACTER DEFINING FEATURES OF THE SOUTHERN END OF WAREHOUSE NO. 4, SUCH AS THE SAWTOOTH ROOF. SHE ALSO REITERATED THAT THE DEVELOPER SHOULD PURSUE THE APPLICATION OF TAX AND OTHER INCENTIVES IN FINANCING THE HISTORIC PART OF THE PROJECT.

COMMISSIONERS NOTED THAT THEY WOULD BE OPPOSED TO SAVING WAREHOUSE NOS. 2 AND 3 WITHOUT RETAINING ALL OR MOST OF WAREHOUSE NO. 4.

COMMISSIONER ALKIRE ASKED WHETHER THE PARKLAND DEDICATION FEES COULD BE WAIVED IN EXCHANGE FOR THE PRESERVATION OF THE BUILDINGS AND THE FUTURE DEDICATION OF ADJACENT PARKLAND AS AN INCENTIVE TO PRESERVATION.

f. California Preservation Conference, [May 12-15, 2005, Riverside](#)

- [Early Registration due April 10, 2005](#)

g. Form 700 due to City Clerk April 1, 2005

8. ADJOURNMENT

2005 HISTORIC LANDMARKS COMMISSION MEETING SCHEDULE

DATE	TIME	TYPE OF MEETING	LOCATION
April 6, 2005	6:00 p.m.	Regular Meeting	Room 300
April 20, 2005	12:00 p.m.	Design Review Meeting	Room 400
April 22, 2005	12:00- 4:30 p.m.	Retreat	MLK Jr. Library, Cultural Heritage Room, 5 th Floor
May 4, 2005	6:00 p.m.	Regular Meeting	Room 205
May 18, 2005	12:00 p.m.	Design Review Meeting	Room 400
June 1, 2005	6:00 p.m.	Regular Meeting	Room 205
June 15, 2005	12:00 p.m.	Design Review Meeting	Room 400
July 20, 2005	12:00 p.m.	Design Review Meeting	Room 400
August 3, 2005	6:00 p.m.	Regular Meeting	Room 205
August 17, 2005	12:00 p.m.	Design Review Meeting	Room 400
September 7, 2005	6:00 p.m.	Regular Meeting	Room 205
September 21, 2005	12:00 p.m.	Design Review Meeting	Room 400
October 5, 2005	6:00 p.m.	Regular Meeting	Room 205
October 19, 2005	12:00 p.m.	Design Review Meeting	Room 400
November 2, 2005	6:00 p.m.	Regular Meeting	Room 205
November 16, 2005	12:00 p.m.	Design Review Meeting	Room 400
December 7, 2005	6:00 p.m.	Regular Meeting	Room 106E
December 21, 2005	12:00 p.m.	Design Review Meeting	Room 400

HISTORIC LANDMARKS AGENDA ON THE WEB:

<http://www.sanjoseca.gov/planning/hearings/index.htm>